

**WASHINGTON COUNTY COMMISSION  
WORK MEETING MINUTES  
MARCH 7, 2016**

A Work Meeting of the Board of the Washington County Commission was called to order by Chairman Alan D. Gardner at 10:05 a.m. on March 7, 2016, in the Conference Room, Washington County Administration Building, St. George, Utah. Those in attendance were Chairman Alan D. Gardner, Commissioner Zachary Renstrom, Administrator Dean Cox, Deputy County Attorney Celeste Maloy, Community Development Director Scott Messel, County Engineer Todd Edwards, County Clerk Auditor Kim Hafen, Public Works Director Ron Whitehead, Deputy County Clerk Nicholle Felshaw and Kathy Tolleson representing the Home Builders Association.

Commissioner Victor Iverson was excused, as he was out of town.

**AGENDA**

**DISCUSSION OF AMENDING CURB/GUTTER/SIDEWALK REGULATION IN THE COUNTY CODE**

Community Development Director Scott Messel explained the proposed ordinance changes to curb/gutter/sidewalk as well as more clearly defining the frontage for cul-de-sac lots and no longer including exceptions for unusual conditions.

After the proposed changes were discussed, the following suggestions were made: exempting Agriculture, C1 commercial zone, Pine Valley, and Kolob from curb/gutter/sidewalk; Planned Developments may require curb/gutter/sidewalk; reducing standard street frontage to one hundred and forty feet (140'); having cul-de-sac setback lines measured from street frontage and requiring a minimum of eighty feet (80'); and to re-work the "Unusual Conditions" section to allow those seeking an exception an opportunity to bring it before the County Commission.

It was also discussed and proposed that subdivision projects currently in the approval process be included in the ordinance changes.

Deputy County Attorney Celeste Maloy, County Engineer Todd Edwards and Community Development Director Scott Messel will make the proposed changes to the current ordinance to reflect the changes and suggestions discussed.

Once the changes have been made, the ordinance will be distributed to the Commission as well as the Home Builders Association for review.

**DISCUSSION OF WASHINGTON COUNTY CODE CLEANUP**

Commissioner Renstrom suggested changing the County's Nuisance Ordinance to adopt the Utah State's definition of nuisance so that the County has the State Legislature backing, along with case law as the courts start to define what a nuisance is.

Mr. Messel indicated that it is his intention to review all County Ordinances for necessary amended changes, such as grazing animals in residential zones.

There being nothing further to come before the Commission, the meeting was adjourned at 11:27 a.m.

---

NICHOLLE M. FELSHAW  
DEPUTY CLERK

---

ALAN D. GARDNER  
CHAIRMAN